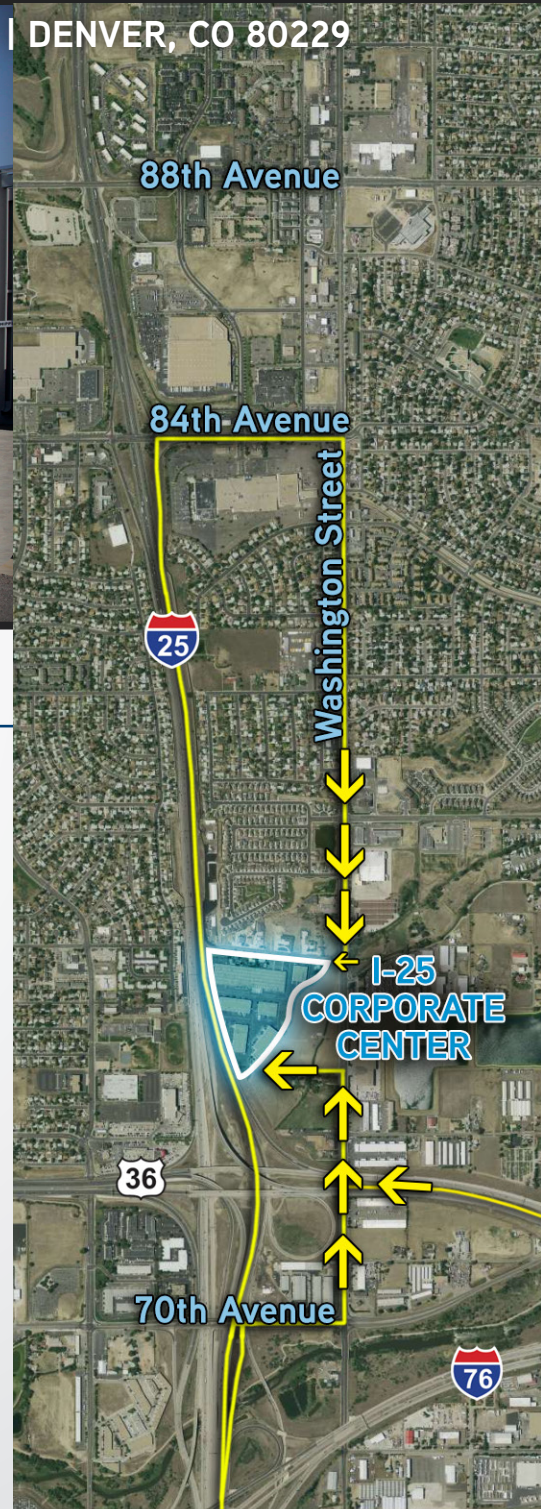


INDUSTRIAL SPACE
FOR LEASE

I-25 Corporate Center

500 EAST 76TH AVENUE, BUILDING 2 | DENVER, CO 80229



Building Information

- › Building Size: 154,485 SF
- › Available Size: 123,300 SF (divisible to 60,000 SF)
- › Office Size: Approximately 6,000 SF
- › Ceiling Height: 12'-13'
- › Heating: Gas Forced Air
- › Year Built: 1974
- › Sprinklered: Yes
- › Electrical: 2000 Amps, 277/480V, 3-Phase
- › County: Unincorporated Adams County (Enterprise Zone)
- › 2024 Expenses: \$2.84/SF
- › Zoning: I-1
- › Loading: Eight (8) Dock High, Three (3) Grade Level
- › Available Date: Immediately

Unique opportunity for a larger user or divisible for smaller tenants in a tight central market. Immediate access to I-25, US-270, US-36 with great highway exposure.

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Accelerating success.

I-25 Corporate Center
 500 East 76th Avenue
 Building 2
 Denver, CO 80229

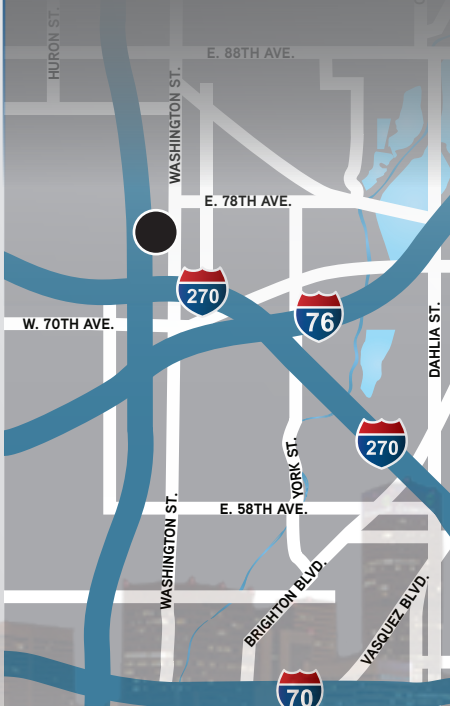


BROKERAGE
 DISCLOSURE

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SITE PLAN

